

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb or
locality and postcode

7/57 Southey Street, Elwood Vic 3184

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$345,000 & \$360,000

Median sale price

Median price \$673,500 Property Type Unit Suburb Elwood

Period - From 01/04/2020 to 31/03/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12/9 Southey St ELWOOD 3184	\$367,000	11/01/2021
2	14/40 Ormond Rd ELWOOD 3184	\$361,000	29/01/2021
3	6/6 Byron St ELWOOD 3184	\$355,000	19/11/2020

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

05/05/2021 12:50



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$345,000 - \$360,000
Median Unit Price
Year ending March 2021: \$673,500

Comparable Properties



12/9 Southey St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$367,000
Method: Private Sale
Date: 11/01/2021
Property Type: Apartment



14/40 Ormond Rd ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$361,000
Method: Private Sale
Date: 29/01/2021
Property Type: Apartment



6/6 Byron St ELWOOD 3184 (REI/VG)

Agent Comments



Price: \$355,000
Method: Private Sale
Date: 19/11/2020
Property Type: Apartment